



CBRE



Salt Lake City, UT



Building Specifications

Premier Main Street Location

263,574 SF

High Rise Office Building

73,481 Total

SF Available

Up to 26,126 SF Contiguous

Space Available

Top Full Floor

Availability

Class A

Finishes throughout building

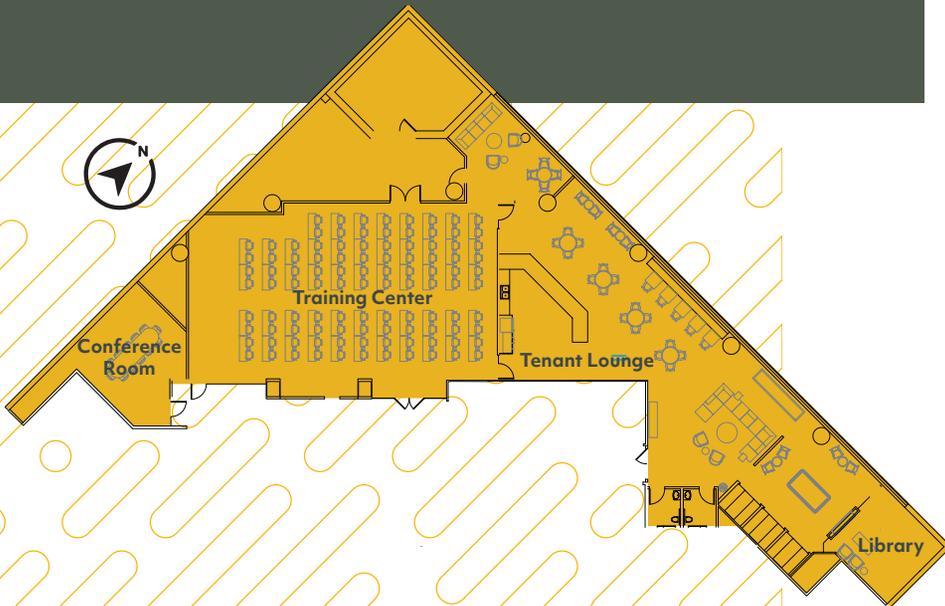
16

Stories



On-site Amenities

- Tenant lounge with full service kitchen
- Fitness center
- Shared conference room
- 150-Person training room
- Library
- On-site property management
- 24-hour security
- Three on-site restaurants
- Structured parking with EV charging
- 1.5/1,000 USF parking ratio
- Secure bike storage



Engage in the Epicenter

Positioned on Main Street and 200 South, 170 South Main Street places you at the epicenter of Downtown Salt Lake City, surrounded by its new businesses, world-class dining, and abundant range of entertainment.



Training Room

Collaborate in our high-tech conference center, equipped with state-of-the-art audio/visual equipment, Wi-Fi enabled, and banquets for catering breaks, it's the ideal on-site facility to host presentations, client meetings, or social gatherings. Available to tenants via an automated reservation system.



Tenant Lounge

Designed for both productivity and relaxation, the versatile Tenant Lounge features a full-service kitchen, perfect for preparing meals or hosting events, alongside a lively gaming area for entertainment and connection.



Fitness Center

Prioritize your well-being in our state-of-the-art fitness center equipped with cutting-edge equipment, it offers everything you need for a comprehensive workout, complemented by a full shower, changing area complete with secure lockers, and indoor bike storage. It's a premium solution to support your health and wellness goals right where you work.



Library

Escape the everyday in our dedicated Library. This inviting space is designed for concentration, peaceful reading, or simply unwinding in tranquility. Sink into plush seating providing the perfect backdrop for a quiet moment of away from the world's demands.



Shared Conference Room

Optimize your team's collaboration and efficiency with our readily available shared conference room. Equipped with advanced technology to support presentations and virtual meetings. Available to tenants via an automated reservation system.





Three On-Site Restaurants

Benefit from our comprehensive on-site amenities. A selection of three distinct restaurants – Galeano's, Mi Buena Vida Express, and Siegfried's Delicatessen offers diverse culinary experiences, ranging from casual fare to upscale dining. Conveniently address shipping and business requirements at the dedicated UPS Store. Additionally, a full-service nail salon provides accessible options for personal care, all located within the premises.

Local Amenities

RESTAURANTS

- 1 Subway
- 2 McDonald's
- 3 Apollo Burger
- 4 Jimmy John's
- 5 The Melting Pot Restaurant
- 6 Ruth's Chris Steak House
- 7 P.F. Chang's Bistro
- 8 Benihana
- 9 STK Steakhouse
- 10 Pizza Hut
- 11 SkinnyFATS
- 12 Dave & Buster's
- 13 Fleming's Prime Steakhouse and Wine Bar
- 14 Iceberg Drive Inn
- 15 Cubby's Restaurant
- 16 Subway
- 17 Sbarro
- 18 Subway
- 19 Brio Tuscan Grille
- 20 The Cheesecake Factory
- 21 Vitality Bowls
- 22 Popeyes
- 23 Roxberry
- 24 Great Steak
- 25 Johnny Rockets
- 26 Chick-fil-A
- 27 McDonald's
- 28 The Capital Grille
- 29 Pretty Bird
- 30 Domino's Pizza
- 31 Beto's Mexican Food
- 32 A&W
- 33 KFC
- 34 Burger King
- 35 Jersey Mike's
- 36 Wendy's
- 37 TacoTime

ENTERTAINMENT

- 64 Megaplex Theatres
- 65 IMAX

SPORTS + RECREATION

- 66 Arc'teryx
- 67 Cotopaxi
- 68 Zumiez
- 69 Trek Bicycle

HOTEL

- 38 Marriott Hotels & Resorts
- 39 Kimpton Hotels & Restaurants
- 40 Hilton Hotels & Resorts
- 41 Tapestry Collection by Hilton
- 42 Holiday Inn Express
- 43 TownePlace Suites by Marriott
- 44 Hyatt Regency
- 45 Marriott Hotels & Resorts
- 46 Sure Stay Hotel
- 47 Autograph Collection Hotels
- 48 Hyatt Place
- 49 Courtyard by Marriott
- 50 Hyatt House
- 51 Le Meridian
- 52 Element by Westin
- 53 AC Hotels by Marriott
- 54 Homewood Suites
- 55 Residence Inn by Marriott
- 56 Hampton Inn
- 57 Fairfield Inn & Suites by Marriott
- 58 Sheraton Hotels & Resorts
- 59 Comfort Inn
- 60 DoubleTree by Hilton
- 61 Hilton Garden Inn
- 62 SpringHill Suites by Marriott
- 63 Quality Inn

FAST CASUAL

- 70 Cafe Rio
- 71 Shake Shack
- 72 Costa Vida
- 73 Cafe Rio
- 74 Seven Brothers Burgers
- 75 Costa Vida
- 76 Panda Express
- 77 Lemon Shark Poke
- 78 Spitz
- 79 Cupbop - Korean BBQ
- 80 R&R BBQ

DESSERT

- 81 Crave Cookies
- 82 Dippin' Dots
- 83 Haagen Dazs
- 84 Kneaders Bakery & Cafe

TRAX ROUTE

- Red Line
- Green Line
- Blue Line

COFFEE TEA

- 85 Starbucks
- 86 Starbucks
- 87 Starbucks
- 88 Starbucks
- 89 Beans & Brews Coffeehouse
- 90 Einstein Brothers
- 91 Starbucks
- 92 Starbucks
- 93 Kung Fu Tea



16	17	18	19	20	21
22	23	24	25	26	27
45	66	67	68		
71	72	73	74		
83	84	85	86		



NADIA LETEY

Senior Vice President
+1 801 201 8237
nadia.letey@cbre.com

ROMAN BERNARDO

Senior Associate
+1 801 930 6118
roman.bernardo@cbre.com

DYLAN WHITE

Senior Associate
+1 801 450 5722
dylan.white@cbre.com

ISAAC CAMPBELL

Sales Associate
+1 801 869-8020
isaac.campbell@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE